



Utah!

Where ideas connect

Real Estate Investment Trust

2002

tax.utah.gov

Form TC-20REIT

Tax Return and Instructions

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

What's New?

The interest rate for the 2003 calendar year has been reduced to 5 percent.

Important Information Regarding Extension of Time to File

An extension of time to file your tax return is NOT an extension of time to pay your taxes. Tax must be paid by the due date. You are automatically allowed an extension of up to six months to file your return. However, if the prepayment requirements have not been met on or before the original due date, penalties will be assessed.

Need more information?

Telephone (801) 297-2200 or 1-800-662-4335

Forms (801) 297-6700 or 1-800-662-4335 ext. 6700

You can find additional tax information and forms on the Tax Commission's web page, tax.utah.gov.

If you need an accommodation under the Americans with Disabilities Act, contact the Tax Commission at (801) 297-3811 or Telecommunications Device for the Deaf (TDD) (801) 297-2020. Please allow three working days for a response.

General Instructions and Information

Corporation Identification Numbers

The Utah State Tax Commission uses the Employer Identification Number (EIN) as the corporation's taxpayer identification number with the state. The Utah Department of Commerce issues a registration number upon incorporation or qualification in Utah. Enter the EIN and Utah Incorporation/Qualification Number in the fields provided. Include your EIN or Utah Incorporation/Qualification Number for proper identification of the corporate tax return or correspondence.

Corporation Changes

Real estate investment trust (REIT) changes (i.e. name change, merger, or ceasing to do business in Utah) must be reported to both:

Division of Corporations
Department of Commerce
160 E 300 S
Salt Lake City, UT 84145

and:

Master File Maintenance
Utah State Tax Commission
210 N 1950 W
Salt Lake City, UT 84134-3310

Dissolution or Withdrawal

REITs that cease to do business in Utah must either dissolve or withdraw the corporation. REITs that are incorporated in Utah must file Articles of Dissolution with the Department of Commerce. In addition, Utah REITs are encouraged to obtain a Certificate of Tax Clearance prior to dissolution.

REITs that are incorporated outside of Utah (foreign) MUST obtain a Certificate of Tax Clearance from the Tax Commission before withdrawing from Utah. Foreign REITs must file an Application for Withdrawal with the Department of Commerce.

To request a Certificate of Tax Clearance, complete form TC-2001 and submit it to the attention of the Customer Services Call Unit at the Tax Commission address above.

To close related tax accounts, (sales, withholding, etc.), send a letter, with the account number(s) and the last date of business, to the attention of Master File Maintenance at the Tax Commission address above.

Who Must File

Every REIT or fund of such company, as defined in IRC Section 856, that is registered or doing business in Utah must file form TC-20REIT. Doing business in Utah includes owning an interest in Utah real property.

Due Date

Returns are due on or before April 15 (for calendar year filers) or the 15th day of the fourth month following the close of the taxable year (for fiscal year filers).

Filing Extension

REITs are automatically allowed an extension of up to six months to file a return without filing an extension form.

This is an extension of time to file the return — NOT an extension of time to pay taxes. To avoid penalty and interest, the prepayment requirements must be met on or before the original return due date and all returns must be filed within the six-month extension period.

Prepayment Requirements

Every REIT having a Utah tax liability of \$3,000 or more in the current year, or a tax liability of \$3,000 or more in the previous year, must make quarterly estimated tax prepayments.

An REIT is not subject to the prepayment requirements for the first year the REIT is required to file a return in Utah if the REIT makes a payment on or before the due date, without the automatic extension, equal to or greater than the minimum tax.

Quarterly prepayments are due in four equal payments on the 15th day of the 4th, 6th, 9th and 12th months of the REIT's taxable year. REITs may elect to make the quarterly prepayments equal to 90 percent of the current year's tax or 100 percent of the prior year's tax. As defined in IRC Section 6655, the applicable percentage of the required annual payment for annualized income installments, for adjusted seasonal installments and for estimated tax payments based on the current year tax liability, is the following:

<u>Installment</u>	<u>Percentage</u>
1st	22.5
2nd	45.0
3rd	67.5
4th	90.0

If a taxpayer elects a different annual period than the period used for federal purposes, the taxpayer must make an election with the Tax Commission at the same time, as provided in IRC Section 6655. Prepayments should be made with form TC-559, "Utah Corporation Franchise/Income Tax Payment Coupon."

Prepayment of Minimum Tax

REITs that meet the prepayment requirement in the current year and had a tax liability of \$100 (the minimum tax) for the previous year may choose to prepay the minimum tax amount of \$100 on the 15th day of the 12th month instead of four increments of \$25.

REITs that met the prepayment requirement in the previous year and have a tax liability of \$100 (the minimum tax) in the current year may choose to prepay the minimum tax amount of \$100 on the 15th day of 12th

month instead of four increments of \$25. In this scenario, the REIT must pay \$100, not 90 percent.

REITs not making the required tax prepayments are subject to a penalty as stated in the "Penalties" section of these instructions.

Minimum Tax

There is a minimum tax (privilege tax) of \$100 on every REIT regardless of whether the REIT exercises its right to do business.

Penalties

The penalty for **failure to file a tax due return** by the due date is the greater of \$20 or 10 percent of the unpaid tax. In addition, if a tax balance remains unpaid 90 days after the due date, a second penalty, the greater of \$20 or 10 percent of the tax balance, will be added for failure to pay timely.

The penalty for **failure to pay tax due** as reported on a timely filed return, or within 30 days of a notice of deficiency, is the greater of \$20 or 10 percent of the tax due.

The penalty for **underpayment of the extension prepayment** is 2 percent per month of the unpaid tax during the extension period. If the return is not filed by the extension due date, failure to file and failure to pay penalties will apply as if the extension has not been granted.

The penalty for **failure to file an information return** or a complete supporting schedule is \$50 for each return or schedule, up to a maximum of \$1,000.

The penalty for each **underpayment of required estimated tax or required quarterly installment** is determined by applying the state interest rate(s) in effect for the period of the underpayment, plus four percentage points to the amount of the underpayment for the period of the underpayment.

For a list of additional penalties that may be imposed, refer to UCA §59-1-401.

The Tax Commission will calculate the penalty for underpayment of required prepayments. Taxpayers who would like to calculate their own penalty may contact the Tax Commission at (801) 297-7790 or 1-800-662-4335, ext. 7790 for assistance.

Exceptions to Penalty on Estimated Tax

Annualized Exception

An REIT may annualize its income before determining the amount of each installment. It is recommended that federal guidelines be followed in determining annualized income. If the REIT meets the annualized exception at the federal level, for any installment, check the appropriate box(es) on form TC-20REIT, line 15.

Recurring Seasonal Exception

An REIT with recurring seasonal income may annualize its income before determining the amount of each installment. It is recommended that federal guidelines be followed in determining seasonal income. If the REIT meets the seasonal exception at the federal level, for any installment, check the appropriate box(es) on form TC-20REIT, line 15.

Interest

The calendar year interest rate applicable for most taxes and fees administered by the Tax Commission is two percentage points above the federal short-term rate in effect for the preceding fourth calendar quarter. The IRS publishes this rate in September of each year.

The interest rate for most taxes and fees administered by the Tax Commission for the 2003 calendar year is **5 percent**.

Suspension for Failure to Pay Tax Due

Utah law provides for suspension of the REIT's right to do business in Utah if the REIT fails to pay tax due before 5:00 p.m. on the last day of the 11th month after the due date.

Supporting Federal Information

Form 1120-REIT, as filed with the IRS, should be included with the filing of the Utah return (form TC-20REIT). Other detail schedules should NOT be included with the initial Utah filing. The Auditing Division of the Tax Commission may request these detail schedules at a later date.

Instructions for Return

Rounding Off to Whole-Dollar Amounts

All entries must be made in whole-dollar amounts.

Corporation Name and Address Area

Enter the REIT name, address and telephone number in the space provided.

Corporation Identification Numbers

Enter the Employer Identification Number (EIN) and Utah Incorporation/Qualification Number in the appropriate fields.

Amended Returns

To amend a return, use the tax form and instructions for the year you are amending.

Amend your return promptly if:

1. An error is discovered on your state or federal return after it has been filed; or
2. Your federal return is audited or adjusted by the IRS and the IRS audit or adjustment affects your state return. You must report such changes or corrected net income within 90 days of the IRS's final determination.

Do not submit an amended return for the purpose of claiming a loss carryback refund. The Tax Commission automatically calculates this. Any refund will be mailed to the REIT.

To qualify for a refund or credit, an amended return must be filed within three years following the date the original return was filed. A return filed before the due date is considered filed on the due date.

To amend a previously filed return enter a number in the box titled "Enter code (1-4) for amended return" that best corresponds to your "REASON FOR AMENDING." See codes below:

The Reasons for Amending

1. You filed an amended return with the IRS. (Attach a copy of your amended federal return.)
2. You made an error on your state return. (Attach an explanation of the adjustments made.)
3. Federal audit adjustments that resulted in changes in federal taxable income were issued and became final. (Attach a copy of the IRS adjustment.)
4. Other (Attach explanation to return.)

Complete the return, entering the corrected figures. Enter other amounts shown on the original return. When filing an amended return, enter the amount of tax paid with the original return and/or subsequent payments of the tax prior to filing the amended return less any previous refunds (exclude refund interest).

Remember: Except for the amounts amended, the amounts entered on the return must match the original return.

Line-by-Line Instructions

Line 1 - Net Income/Loss

Enter the REIT's taxable income from federal form 1120-REIT, line 22.

Line 2 - Federal Net Operating Loss Deduction

Enter the federal net operating loss deduction from federal form 1120-REIT, line 21a.

Line 3 - Apportionable Income

Line 1 plus line 2.

Line 4 - Apportionment Fraction

100 percent or bring fraction from Schedule J, line 7.

Line 5 - Utah Taxable Income/Loss

Multiply line 3 by line 4. If Utah taxable income on line 5 is a loss, the REIT may elect to: 1) carry the loss back (subject to the \$1,000,000 limitation); or 2) forego the loss carryback and carry the loss forward.

If an election is made to forego the federal net operating loss carryback, a similar election is considered to be made for Utah tax purposes unless the taxpayer makes a specific election to carry back the loss for Utah purposes. Indicate in the appropriate box whether you elect to forego the Utah net loss carryback.

Yes, forego the loss carryback

No, treat the loss as a carryback

If no election is made to forego the loss carryback, the Utah net loss will be carried back to the earliest of the three preceding tax years; if not entirely used to offset income of that year, it will be carried to the second year preceding the loss year; and any remaining loss is carried to the taxable year immediately preceding the loss year. Any remaining loss should be carried forward.

Do not submit an amended return for the purpose of claiming a loss carryback refund. A refund resulting from the carryback of a Utah net loss will be automatically sent to the REIT.

Line 6 - Utah Net Loss Carried Forward from Prior Years

Losses incurred in years beginning on or after Jan. 1, 1994, which remain after all carrybacks have been applied, may be carried forward for fifteen taxable years following the taxable year of the loss.

Attach documentation to the return to support the loss amounts carried forward on line 6.

Line 7 - Net Taxable income

Line 5 less line 6.

Line 8 - Calculation of Tax

Multiply line 7 by .05, or enter the \$100 minimum tax due, whichever is greater.

Line 9 - Total Penalties and Interest

Enter any applicable penalty and interest amounts on the appropriate lines. Enter the total amount on this line. The Tax Commission will calculate the penalty for underpayment of required prepayments. See "General Instructions" regarding penalties and interest.

Line 10 - Utah Use Tax

Use tax is required on all taxable items purchased for storage, use or consumption in Utah, if Utah sales and use tax was not paid at the time of purchase.

Purchases include amounts paid or charged for purchases made on the Internet or through catalogs. Credit is allowed for sales taxes paid to another state, but not to a foreign country. If the tax rate in the other state is lower than Utah's tax rate, the corporation is required to pay the difference. If the tax rate in the other state is greater than Utah's tax rate, no sales or use tax credit or refund applies.

Enter use tax of \$400 or less. If the amount exceeds \$400, the purchaser is required to obtain a sales and use tax license and to pay the use tax on a sales and use tax return.

Sales and use tax rates vary throughout Utah. Use the chart below to find the tax rate for the location where the merchandise was delivered, stored, used or consumed. If the city is not listed, use the county tax rate. Complete the following worksheet to determine the amount of use tax due. Credit for taxes paid to another state cannot exceed the Utah tax that would otherwise be due on

those items. If sales taxes were paid to more than one state, complete a worksheet for each state. Enter the sum of the use tax from each worksheet.

Line 11 - Total Tax, Penalty, and Interest Due

Add lines 8, 9 and 10.

Line 12 - Total Prepayments

Enter the total from Schedule E, line 4.

Line 13 - Total Remitted

If line 11 is larger than line 12, subtract line 12 from line 11. Make check or money order payable to the Utah State Tax Commission. **Do not mail cash. The Tax Commission assumes no liability for loss of cash placed in mail.** Attach a schedule for any nonrefundable credits claimed.

Line 14 - Total Refund

If line 12 is larger than line 11, subtract line 11 from line 12.

Line 15 - Quarterly Estimated Prepayments Meeting Exception

Check boxes corresponding to the four quarterly prepayments for those quarters in which penalty exceptions exist. Refer to "Exceptions to Penalty on Estimated Tax" in the general instructions for more information. Attach supporting documentation.

Signature and Date Lines

Sign and date the return. A refund will not be granted unless the return is signed and dated.

Supplemental Information to be Supplied by all REITs

All REITs must complete this section, located on the back of the return.

Use Tax Rate Chart (Effective Dec. 31, 2002)

.0600 Beaver County	.0660 Salt Lake County
.0700 Beaver	.0760 Alta
.0600 Box Elder County	.0600 San Juan County
.0625 Brigham, Perry, Willard	.0650 Monticello
.0600 Cache County	.0600 Sanpete County
.0625 Cache Valley Transit, Hyde Park, Hyrum, Logan, Millville, Nibley, N.Logan, Providence, Richmond, River Heights, Smithfield	.0625 Ephraim, Gunnison
.0600 Carbon County	.0600 Sevier County
.0625 Price, Wellington	.0625 Richfield, Salina
.0600 Daggett County	.0610 Summit County
.0650 Davis County	.0735 Park City
.0600 Duchesne County	.0600 Tooele County
.0625 Roosevelt	.0625 Erda, Grantsville, Lakepoint, Lincoln, Tooele City, Stansbury Park
.0575 Emery County	.0650 Uintah County
.0750 Green River	.0675 Vernal
.0700 Garfield County	.0600 Utah County
.0800 Boulder, Panguitch, Tropic	.0625 Alpine, American Fork, Lehi, Lindon, Mapleton, Orem, Payson, Pleasant Grove, Provo, Provo Canyon, Salem, Highland, Spanish Fork, Springville, Cedar Hills
.0600 Grand County	.0600 Wasatch County
.0775 Moab, East Green River	.0625 Heber
.0600 Iron County	.0600 Washington Cnty
.0775 Brian Head	.0625 Hurricane, Ivins, La Verkin, St. George, Santa Clara, Washington City
.0600 Juab County	.0750 Springdale
.0625 Nephi	.0600 Wayne County
.0675 Kane County	.0650 Weber County
.0775 Kanab, Orderville	
.0575 Millard County	
.0600 Morgan County	
.0600 Piute County	
.0600 Rich County	
.0700 Garden City	

Worksheet for Computing Utah Use Tax
(Retain this worksheet for your records.)

- Total amount of purchases subject to use tax \$ _____
- Use tax rate (decimal) \$ _____
- Use tax (multiply line 1 by line 2) \$ _____
- Credit for sales tax paid to another state \$ _____
- Amount of use tax due (line 3 less line 4)
Enter ZERO if less than zero \$ _____

Instructions for Schedule E – Prepayments of any Type

Line 1

Enter the total amount of all refunds applied from the prior year.

Line 2

List the date, check number and amount of extension prepayment.

Line 3

List the date, check number and amount of all prepayments made for the filing period. Enter the total amount on line 3. Attach additional pages, if necessary.

Line 4

Add lines 1, 2 and 3. Enter the total on this line and on TC-20-REIT, line 12.

Instructions for Schedule J – Apportionment Schedule

Determine apportionment fraction by completing this schedule. The factors express a percent for tangible property in Utah, for wages and salaries in Utah, and for sales in Utah. Add these factors together and divide by the number of factors present (typically 3) to arrive at the Utah apportionment fraction calculated to **six decimals**. Apply this fraction to the apportionable income (or loss) to arrive at the amount of income (or loss) apportioned to Utah. In cases where one or more of the factors is omitted due to peculiar aspects of the business operations, divide by the number of factors present.

Income or loss from partnership or joint venture interests must be included in income and apportioned to Utah by applying the three-factor formula consisting of property, payroll and sales.

For apportionment purposes, the portion of partnership or joint venture property, payroll and sales to be included in the REIT's property, payroll and sales factors must be computed on the basis of the REIT's ownership interest in the partnership or joint venture.

Briefly describe the nature and location(s) of your Utah business activities in the space provided at the top of this schedule.

Lines 1(a)-1(e) - Tangible Property

Show the average cost value during the taxable year of real and tangible personal property used in the business within the state (including leased property) in column A and overall (including Utah) in column B.

Property owned by the REIT is valued at its original cost. Property rented by the REIT is valued at eight times the net annual rental rate. Net annual rental rate is the annual rental rate paid by the REIT less the annual rate received by the REIT from subrentals.

The average value of property must be determined by averaging the cost values at the beginning and ending of the tax period. However, monthly values may be used or required if monthly averaging more clearly reflects the average value of the REIT's property.

A supporting schedule should be attached whenever monthly averaging is used.

Line 2 - Total Tangible Property

Enter totals of lines 1(a) through 1(e) in the respective columns.

Line 2(a) -Property Fraction

Determine property fraction: column A, line 2 divided by column B, line 2.

Line 3 - Wages, Salaries, Commissions, and Other Includable Compensation

Wages, salaries, commissions, and other includable compensation paid to employees for personal services must be included in the Utah factor to the extent that the services, for which the compensation was paid, were rendered in Utah.

Compensation is paid in the state if:

1. The individual's service is performed entirely within the state;
2. The individual's service is performed both within and outside the state, but the service performed outside the state is incidental to the individual's service within the state; or
3. Some of the service is performed in the state and
 - a. The base of operations or, if there is no base of operations, the place where the service is directed or controlled is within the state, or
 - b. The base of operations or the place from which the service is directed or controlled is not in any state in which some part of the service is performed, but the individual's residence is in this state.

Amounts reportable for employment security purposes may ordinarily be used to determine the wage factor.

Line 3(a) -Wages Fraction

Determine wage fraction: column A, line 3 divided by column B, line 3. Overall wages, including Utah, are listed in column B.

Lines 4(a)-4(e) - Gross Receipts From Business

The sales factor is the percentage the sales, rents/ leases, or charges for services within the state for the taxable year bear to the overall sales for the taxable

year. Gross receipts from the performance of services are in this state to the extent the services are performed in this state.

Sales of tangible personal property are in this state if the property is delivered or shipped to a purchaser within this state regardless of the F.O.B. point or other conditions of the sale, or if the property is shipped from an office, store, warehouse, factory or other place of storage in this state and: (1) the purchaser is the United States Government, or (2) the corporation is not taxable in the state of the purchaser.

Nexus: The jurisdictional link that must be present before a state may tax a corporation upon its activities within a state's borders.

Note: Exception to the above method for securities brokerage businesses can be found in UCA §59-7-319(3).

Line 5 - Total Sales and Service

Enter totals of lines 4(a) through 4(e) in their respective columns.

Line 5(a) -Sales Fraction

Determine sales fraction: column A, line 5 divided by column B, line 5. Overall sales, including Utah, are listed in column B.

Line 6 - Total Fraction

Enter total of lines 2(a), 3(a) and 5(a).

Line 7 - Apportionment Fraction

Calculate the apportionment fraction to six decimals: Line 6 divided by the number of factors used (typically 3 - property, wages and sales). If one or more of the factors are not present (i.e., there is a zero represented on lines 2, 3 or 5 in column B), divide by the number of factors present. If the numerator is zero, but a denominator is present, include that factor in the number of factors present.

Enter the apportionment fraction here and on TC-20REIT, line 4.

Utah State Tax Commission
210 N 1950 W, Salt Lake City, UT 84134
**Utah Income Tax Return for
Real Estate Investment Trusts**

2002
TC-20
REIT
Rev. 12/02

This return is for the calendar year ending Dec. 31, 2002, or fiscal year beginning _____ and ending _____.

• ☐ **ENTER CODE (1-4)
FOR AMENDED RETURN**

1 - Amended IRS return 3 - IRS audit/adjustment
2 - Corrected state return 4 - Other
See instructions.

Corporation name			Employer Identification Number
Address			Utah Incorporation/Qualification Number
			Telephone Number ()
City	State	Zip code	

1. Net income/loss (federal form 1120-REIT, line 22)	1	\$	00
2. Federal net operating loss deduction (federal form 1120-REIT, line 21(a))	2		00
3. Apportionable income or loss (add lines 1 and 2)	3		00
4. Apportionment fraction (100% or Schedule J, line 7)	4	%	
5. Utah taxable income/loss (line 3 multiplied by line 4). If line 5 is a (loss) and you elected to forego the federal net operating loss carryback, do you also want to forego the Utah net loss carryback? If you do not make a selection, it will be assumed your answer is "NO" and the loss will be treated as a carryback.	5	\$	00
• Yes <input type="checkbox"/> No <input type="checkbox"/>			
6. Utah net loss carried forward from prior years (attach documentation) (see instructions)	6		00
7. Net taxable income (subtract line 6 from line 5)	7	\$	00
8. Tax (line 7 multiplied by .05, or \$100 minimum tax due, whichever is greater)	8		00
9. Total the penalties and interest listed below and enter on this line	9		00
Extension penalty \$ _____ Interest \$ _____ Late payment penalty \$ _____ Penalty for underpayment Late filing penalty \$ _____ of required prepayment \$ _____			
10. Utah use tax, if \$400 or less (see instructions)	10		00
11. Total tax, penalties and interest due (add lines 8, 9 and 10).....	11		00
12. Total prepayments (Schedule E, line 4)	12		00
13. Total remitted (if line 11 is greater than line 12, subtract line 12 from line 11)	13	\$	00
Make check payable to: UTAH STATE TAX COMMISSION	14	\$	00
14. Total refund (if line 12 is larger than line 11, subtract line 11 from line 12)			
15. Check box(es) corresponding with installments that qualify for exceptions	1	<input type="checkbox"/>	2 <input type="checkbox"/>
(See "Exceptions to Penalty on Estimated Tax" in the instructions.)	3	<input type="checkbox"/>	4 <input type="checkbox"/>
Attach supporting documentation.			

NOTE: Attach a copy of federal form 1120-REIT to this return.

Under penalties of perjury, I declare that to the best of my knowledge and belief, this return and accompanying schedules are true, correct and complete.

Signature of officer

Date

Title

Paid Preparer's Section	Preparer's signature	Date signed	Check if self-employed <input type="checkbox"/>	Preparer's SSN/PTIN	
	Firm's name (or yours, if self-employed)		Telephone	EIN	
	Preparer's complete address		City	State	Zip code

Supplemental Information To Be Supplied By All Real Estate Investment Trusts

NOTE: An automatic extension of the statute of limitations relating to assessments of tax is provided by Utah Code Ann. §59-7-519 for failure to report fully the information required.

1. What is the last year for which a federal examination has been completed?

Under separate cover, send a summary and supporting schedules for the federal adjustments and the federal tax liability for each year for which federal audit adjustments have not been reported to the Tax Commission and indicate date of final determination. Forward information to Auditing Division, Utah State Tax Commission, 210 North 1950 West, Salt Lake City, UT 84134-0300.

2. For what years are federal examinations now in progress, or final determination of past examinations still pending?

3. For what years have extensions for proposing additional assessments of federal tax been agreed to with the Internal Revenue Service?

Schedule E - Prepayments of Any Type - Enter the total from line 4 below on line 12 of TC-20 REIT.

1. Overpayments applied from prior year

1

00

2. Extension prepayment Date Check number

2

00

3. Other prepayments (attach additional page(s) if necessary)

(a) Date Check number

3(a)

00

(b) Date Check number

3(b)

00

(c) Date Check number

3(c)

00

(d) Date Check number

3(d)

00

Total of other prepayments (add lines 3(a) through 3(d))

3

00

4. Total prepayments (add lines 1, 2 and 3) Enter here and on TC-20 REIT, line 12

4

00

TC-20REIT (2) Rev. 12/02

Schedule J - Apportionment Schedule

TC-20 J, Rev. 12/02
(for use with TC-20, TC-20S, TC-20REIT & TC-20UBI)

Corporation Name

Taxable Year Ending

Employer Identification Number

**NOTE: Use this schedule only if income is taxable in another state and should be apportioned to Utah.
Use this schedule with corporate forms TC-20, TC-20S, TC-20REIT and TC-20UBI.**

Describe briefly the nature and location(s) of your Utah business activities:

1. Tangible Property

- (a) Land
- (b) Depreciable assets
- (c) Inventory and supplies
- (d) Rented property
- (e) Other tangible property

Inside Utah Column A			Inside and Outside Utah Column B	
1(a)		00		00
1(b)		00		00
1(c)		00		00
1(d)		00		00
1(e)		00		00
2		00	•	00

- (a) Fraction (line 2, Column A, divided by line 2, Column B)

3. Wages, Salaries, Commissions and Other Includable Compensation

- (a) Fraction (line 3, Column A, divided by line 3, Column B)

3		00	•	00
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4. Gross Receipts from Business

- (a) Sales (gross receipts less returns and allowances)
- (b) Sales delivered or shipped to Utah purchasers:
- (1) Shipped from outside Utah
- (2) Shipped from within Utah
- (c) Sales shipped from Utah to:
- (1) United States Government
- (2) Purchasers in a state(s) where the taxpayer has no nexus...
(The corporation is not taxable in the state of purchaser.)
- (d) Rent and royalty income
- (e) Service income (attach schedule)

3(a)		
4(a)		00
4(b1)		00
4(b2)		00
4(c1)		00
4(c2)		00
4(d)		00
4(e)		00
5		00

5. Total Sales and Services (total 4(a) through 4(e))

- (a) Fraction (line 5, Column A, divided by line 5, Column B)

6. Total of lines 2(a), 3(a) and 5(a)

7. Calculate the Apportionment Fraction to SIX DECIMALS: (line 6 divided by 3 or the number of factors present)

5(a)	
6	
7	

Enter the amount from line 7 as follows:

TC-20 filers - enter on TC-20, Schedule A, line 9

TC-20S filers - enter on TC-20S, Schedule A, line 7

TC-20REIT filers - enter on TC-20REIT, line 4

TC-20UBI filers - enter on TC-20UBI, line 2